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THE FOLLOWING HEARING WAS DEFERRED FROM 1/7/04 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/4/04 TO THIS DATE:

HEARING NO. 04-2-CZ11-1 (02-74)

4-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: BOXFORD OVERSEAS LTD. INC.

(1) GU to BU-1A

REQUEST #1 ON TRACT "A"

(2) GU to RU-3M

REQUEST #2 ON TRACT "B" & "F"

(3) GU to RU-1(M)(a)

REQUEST #3 ON TRACTS "C", "D" & "E"

(4) Applicant is requesting to waive the required 5' high decorative solid wall where a commercial lot abuts a residential zoned property; to waive same to permit a wall with openings (not permitted)

REQUEST #4 ON TRACT "A"

(5) Applicant is requesting to permit spacing between buildings varying from 25.6' to 27.4' (30' required).

REQUEST #5 ON TRACT "B"

(6) Applicant is requesting to waive the requirements requiring lot frontage on a public street; to permit lots with 0 frontage (50' required) and to permit access to public street by means of a private drive.

REQUEST #6 ON TRACTS "C", "D" & "E"

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #5 and #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Caledonia Village," as prepared by The Costoya Group, Inc., dated stamped received 10/10/03 and consisting of 19 sheets. Plans may be modified at public hearing.

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APPLICANT: BOXFORD OVERSEAS LTD. INC.

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SUBJECT PROPERTY: TRACT "A": A portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 4; thence S0°55'15"E along the east line of the NW  $\frac{1}{4}$  of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 934.57' to the Point of beginning of the hereinafter described parcel of land; thence continue S87°41'44"W for a distance of 405.8' to a point on the west line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 4; thence S0°25'54"E along the last described line for a distance of 605.32'; thence N89°33'49"E for a distance of 404.92'; thence N0°26'11"W for a distance of 618.56' to the Point of beginning.

AND: TRACT "B": A portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 4; thence S0°55'15"E along the east line of the NW  $\frac{1}{4}$  of said Section 4 for a distance of 55.02' to the Point of beginning of the hereinafter described parcel of land; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 854.53'; thence S0°26'11"E for a distance of 831.16'; thence S89°33'51"W for a distance of 210.01'; thence S0°26'11"E for a distance of 349.72'; thence S89°33'49"W for a distance of 22.96'; thence S0°26'11"E for a distance of 138.98'; thence N89°16'31"E for a distance of 87.01'; thence N0°26'11"W for a distance of 11.63' to its intersection with a line parallel with and 1,284.74' north of the south line of the NW  $\frac{1}{4}$  of said Section 4; thence N87°45'2"E along said line for a distance of 758.8'; thence N0°55'30"W for a distance of 580.34'; thence N5°52'5"W for a distance of 134.51'; thence N39°10'28"E for a distance of 119.15'; thence N89°6'17"E for a distance of 39.82'; thence N89°4'30"E for a distance of 21.03'; thence N0°55'30"W for a distance of 78.99'; thence N89°6'17"E for a distance of 126.76'; to its intersection with the east line of NW  $\frac{1}{4}$  of said Section 4; thence N0°55'15"W along said line for a distance of 425.15'; to the Point of beginning. AND: TRACT "C": A portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at Northeast corner of the NW  $\frac{1}{4}$  of said Section 4; thence S0°55'15"E along the east line of the NW  $\frac{1}{4}$  of said Section 4 for a distance of 480.17' to the Point of beginning of the hereinafter described parcel of land; thence S89°6'17"W for a distance of 126.76'; thence S00°55'30"E for a distance of 78'; thence S89°4'30"W for a distance of 21.03'; thence S89°6'17"W for a distance of 39.82'; thence S39°10'28"W for a distance of 119.15'; thence S5°52'5"E for a distance of 134.51'; thence S0°55'30"E for a distance of 580.34' to its intersection with a line parallel with and 1,284.74' north of the south line of the NW  $\frac{1}{4}$  of said Section 4; thence N87°45'2"E along said line for a distance of 252.77'; to its intersection with the east line of NW  $\frac{1}{4}$  of said Section 4; thence N0°55'15"W along said line for a distance of 878.54' to the Point of beginning. AND: TRACT "D": A portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of said Section 4; thence S0°55'15"E along the east line of the NW  $\frac{1}{4}$  of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 1,339.65'; thence S0°25'54"E along a west line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 4 for a distance of 605.32' to the Point of beginning of the hereinafter described parcel of land; thence continue

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APPLICANT: BOXFORD OVERSEAS LTD. INC.

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S0°25'54"E along said line for a distance of 700'; thence N89°16'31"E for a distance of 252.01'; thence N0°26'11"W for a distance as 138.98'; thence N89°33'49"E for a distance of 22.96'; thence N0°26'11"W for a distance of 349.72'; thence N89°33'49"E for a distance of 130.01'; thence N0°26'11"W for a distance of 210'; thence S89°33'49"W for a distance of 404.92' to the Point of beginning. AND: TRACT "E": A portion of the NE ¼ of the NW ¼ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 4; thence S00°55'15"E along the east line of the NW ¼ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 1,339.65'; thence S0°25'54"E along the west line of NE ¼ of the NW ¼ of said Section 4 for a distance of 1,305.32' to the Point of beginning of the hereinafter described parcel of land; thence S0°25'54"W along said west line for a distance of 640.1' to its intersection with a line parallel with and 642.35' north to the south line of the NW ¼ of said Section 4; thence N87°45'2"E along said line for a distance of 339.24'; thence N0°26'11"W for a distance of 631.07'; thence S89°16'31"W for a distance of 339.02' to the Point of beginning. AND: TRACT "F": A portion of the NE ¼ of the NW ¼ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of said Section 4; thence S0°55'15"E along the east line of the NW ¼ of said Section 4 for a distance of 55.02'; thence S87°41'44"W along a line parallel with and 55' south of the north line of said Section 4 for a distance of 854.53' to the Point of beginning of the hereinafter described parcel of land; thence continue S87°41'44"W for a distance of 80.04'; thence S0°26'11"W for a distance of 828.56'; thence N89°33'49"E for a distance of 80'; thence N0°26'11"W for a distance of 831.16' to the Point of beginning.

LOCATION: Lying on the Southwest corner of S.W. 152 Avenue and North Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45 Acres

GU (Interim)  
BU-1A (Business – Limited)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)  
RU-3M (Minimum Apt. House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/2/04 TO THIS DATE:

HEARING NO. 04-3-CZ11-1 (03-267)

14-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: DELCAR INVESTMENTS, INC.

(1) IU-C to IU-1

REQUEST #1 ON PARCEL "A"

(2) IU-C to RU-3M

(3) Applicant is requesting a townhouse development with units setback 11' from the rear property lines (15' required).

(4) Applicant is requesting a townhouse development with units setback 24' (25' required) from the edge of the pavement.

(5) Applicant is requesting driveways within 25' of the official right-of-way (not permitted).

REQUESTS #2 - #5 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tuscany Village II by Lennar Homes," as prepared by Oliva-Meoz, Architects & Planners, Inc., dated 9/18/03 revision signed & sealed 1/12/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The north 483.19' of the east  $\frac{3}{4}$  of the east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 55 South, Range 39 East. AND: PARCEL "B": The east  $\frac{3}{4}$  of the east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 55 South, Range 39 East, less the north 483.19' thereof.

LOCATION: Lying west of theoretical S.W. 129 Avenue, between theoretical S.W. 132 Street & S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15 Acres

IU-C (Industry – Conditional)

IU-1 (Industry – Light)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: ANTONIO J. CHALJUB

- (1) Applicant is requesting to permit an accessory structure located in front of the principal building (not permitted) and setback varying from 16.5' to 23.83' (75' required) from the front (S/ly) property line and setback 3.83' (7.5' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit additions to a single family residence setback a minimum of 3'10" from the interior side (west) property lines (7'6" required).
- (3) Applicant is requesting to permit additions to a single family residence setback 14'6" (25' required) from the rear (north) property line.
- (4) Applicant is requesting to permit a single family residence with a lot coverage of 42.6% (maximum 35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Additions to Chaljub Residence," preparer unknown, consisting of 13 pages and dated 10/21/03 and one page dated 2/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 16, KENDALE LAKES NORTH, SECTION 2, Plat book 94, Page 3 & Property intersecting into Lake Kenneth & property intersecting into common elements not dedicated to the public.

LOCATION: 14521 S.W. 71 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,550.27 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: ELMER & MORAG BECKETTE

- (1) GU to EU-M
- (2) Applicant is requesting to permit 2 lots with 0' of frontage on a public street and with (15' of frontage on a private drive( (120' required frontage on a public street) and to permit access to a public street by means of a private drive.
- (3) Applicant is requesting to permit 2 lots with 92' of frontage & 3 lots with 100' of frontage (120' required).
- (4) Applicant is requesting to permit 3 lots with a net area of 10,100 sq. ft. and 2 lots with a net area of 12,788 sq. ft. (15,000 sq. ft. required).
- (5) Applicant is requesting to permit a residence setback 15' (25' required) from the side street (east) property line. .
- (6) Applicant is requesting to permit 4 residences setback 10' (15' required) from the interior side (north and south) property lines.
- (7) Applicant is requesting to permit 3 lots with a depth of 101' (115' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residences for West Residential Project, as prepared by Villa & Associates, dated 8-5-03 and dated revised 11/24/03 and consisting of 3 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 325' of the east ½ of the NE¼ of the SW¼, less the south 971' and less the north 35' thereof in Section 28, Township 55 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 160 Street & S.W. 152 Court; A/K/A: 15250 S.W. 160 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.61 Gross Acres

GU (Interim)  
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)



APPLICANT: TRAILWALK L. L.C.

- (1) Applicant is requesting to permit a townhouse development with units setback 11' (15' required) from the rear property lines.
- (2) Applicant is requesting to permit a townhouse development with units setback 24' (25' required) from the edge of the pavement.
- (3) Applicant is requesting to permit driveways within 25' of official rights-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "The Courts at Tuscany," as prepared by Oliva-Meoz, Architects & Planners, Inc., dated 1/16/04 and consisting of 15 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The SE ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East, LESS: Begin at the Southeast corner of the SE ¼ of the SE ¼ of said Section 14; thence run S87°47'4"W along the south line of the SE ¼ of said Section 14 for a distance of 525.83' to a point; thence run N2°20'51"W for a distance of 914.91' to a point; thence run N87°39'9"E along a line 448' south of and parallel with the north line of the north line of the SE ¼ of the SE ¼ of said Section 14, for a distance of 530' to a point; thence run S2°5'11"E along the east line of the SE ¼ of Section 14, for a distance of 916.13' to the Point of beginning. AND LESS: That portion of the SE ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the SE ¼ of the SE ¼ of said Section 14; thence run S87°47'4"W along the south line of the SE ¼ of said Section 14 for a distance of 525.83' to a point; thence run N2°20'51"W for a distance of 774.91' to the Point of beginning of the parcel of land hereinafter described; thence continue N2°20'51"W for a distance of 70' to a point; thence run S97°39'9"W for a distance of 55' to a point; thence run S2°20'51"E for a distance of 70' to a point; thence run N87°39'9"E for a distance of 55' to the Point of beginning.

**LOCATION:** Lying west of theoretical S.W. 127 Avenue, between theoretical S.W. 132 Street & S.W. 136 Street, Miami-Dade County, Florida.

**SIZE OF PROPERTY:** 30.33 Acres

**PRESENT ZONING:** RU-3M (Minimum Apt. House 12.9 units/net acre)

APPLICANTS: MANUEL A. SOLAUN & PILAR BOSCH

- (1) Applicant is requesting to permit an addition to a single family residence setback 9.17' (15' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit an addition to a single family residence setback 22' (25' required) from the front (south) property line.
- (3) Applicant is requesting to permit a pool setback 8' from the interior side (east) property line (20' required) (10' previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to the Mr. Manuel Solaun & Ms. Pilar Bosch Residence," as prepared by Manuel A. Solaun, P. E., dated 11-14-03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 59, Block 40, LAKES OF THE MEADOW, SECTION FIVE, Plat book 125, Page 23.

LOCATION: 15615 S.W. 42 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 115'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANTS: ALBERT & MICHELLE TOURIZ

- (1) Applicant is requesting to permit an addition to a single family residence setback 10.3' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit a single family residence setback 24.9' (25' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Plans for Terrace – Amnesty," as prepared by E. C. & Associates, Inc., consisting of one sheet and dated, signed and sealed 10/21/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 51, Block 2, GARDEN HILLS WEST, Plat book 153, Page 52.

LOCATION: 10236 S.W. 159 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.1' x 100'

PRESENT ZONING: RU-1M(b) (Modified Single Family 6,000 sq. ft. net)